



City of
Chino Hills

Housing Policy Department
Received on:

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by jurisdiction*

April 10, 2013

Mr. Glen A. Campora
Assistant Deputy Director
Department of Housing and Community Development
Division of Housing Policy Development
P.O. Box 952053
Sacramento, CA 94252-2053

Subject: City of Chino Hills Annual Progress Report on the Status of General Plan Implementation

Dear Mr. Campora:

The purpose of this letter is to provide you with a copy of the annual progress report that was presented to the Planning Commission and City Council of the City of Chino Hills. It reviews the status of the Chino Hills General Plan and the progress made in its implementation during Calendar Year 2012. The Chino Hills City Council received the report on April 9, 2013.

If you have any questions or need additional information, please contact Jerrod Walters at (909) 364-2753.

Sincerely,
COMMUNITY DEVELOPMENT DEPARTMENT

Joann Lombardo
Community Development Director

JL:jw

Attachment: City of Chino Hills General Plan Annual Report, April 9, 2013

cc: Henry Noh, Principal Planner

**Department of Housing and
Community Development**

ANNUAL HOUSING ELEMENT PROGRESS REPORT

City or County Name: City of Chino Hills

Mailing Address: 14000 City Center Drive, Chino Hills, CA 91709

Contact Person: Jerrod Walters Title: Associate Planner

Phone: (909) 364-2753 FAX: (909) 364-2795 E-mail: jwalters@chinohills.org

Reporting Period by Calendar Year: from January 1, 2012 to December 31, 2012

These forms and tables, (see sample – next page) must be submitted to HCD and the Governor's Office of Planning and Research (OPR) on or before April 1, of each year for the prior calendar year; submit separate reports directly to both HCD and OPR (Government Code Section 65400) at the addresses listed below:

Department of Housing and Community Development

Division of Housing Policy Development

P.O. Box 952053

Sacramento, CA 94252-2053

-and-

Governor's Office of Planning and Research

P.O. Box 3044

Sacramento, CA 95812-3044

(CCR Title 25 §6202)

City of Chino Hills

01-Jan-12	-	31-Dec-12
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Table A

Annual Building Activity Report Summary - New Construction Very Low-, Low-, and Mixed-Income Multifamily Projects

Housing Development Information						Housing with Financial Assistance and/or Deed Restrictions		Housing without Financial Assistance or Deed Restrictions			
1	2	3	4				5	5a	6	7	8
Project Identifier (may be APN No., project name or address)	Unit Category	Tenure R=Renter O=Owner	Affordability by Household Incomes				Total Units per Project	Est. # Infill Units*	Assistance Programs for Each Development	Deed Restricted Units	Note below the number of units determined to be affordable without financial or deed restrictions and attach an explanation how the jurisdiction determined the units were affordable. Refer to instructions.
			Very Low-Income	Low-Income	Moderate-Income	Above Moderate-Income					
(9) Total of Moderate and Above Moderate from Table A3					0	23	23				
(10) Total by Income Table A/A3						23	23				
(11) Total Extremely Low-Income Units*											

* Note: These fields are voluntary

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Table A2
Annual Building Activity Report Summary - Units Rehabilitated, Preserved and Acquired pursuant to GC Section 65583.1(c)(1)

Please note: Units may only be credited to the table below when a jurisdiction has included a program in its housing element to rehabilitate, preserve or acquire units to accommodate a portion of its RHEA which meet the specific criteria as outlined in GC Section 65583.1(c)(1)

Activity Type	Affordability by Household Incomes				(4) The Description should adequately document how each unit complies with subsection (c)(7) of Government Code Section 65583.1
	Extremely Low-Income*	Very Low-Income	Low-Income	TOTAL UNITS	
(1) Rehabilitation Activity			3	3	Housing Element Program: Housing Rehabilitation Program, which provides rehabilitation assistance to ensure maintenance for the older housing stock.
(2) Preservation of Units At-Risk				0	
(3) Acquisition of Units				0	
(5) Total Units by Income	0	0	3	3	

* Note: This field is voluntary

Table A3
Annual building Activity Report Summary for Above Moderate-Income Units (not including those units reported on Table A)

	1. Single Family	2. 2 - 4 Units	3. 5+ Units	4. Second Unit	5. Mobile Homes	6. Total	7. Number of infill units*
No. of Units Permitted for Moderate						0	
No. of Units Permitted for Above Moderate	23					23	

* Note: This field is voluntary

Regional Housing Needs Allocation Progress

Enter Calendar Year starting with the first year of the RHNA allocation period. See Example.											
	FY 2006-07	FY 2007-08	2nd half of 2007	2008	2009	2010	2011	2012	2013	Total Units to Date (all years)	Total Remaining RHNA by Income Level
Income Level	RHNA Allocation by Income Level*	Year 1	Year 2	Year 3	Year 4	Year 5	Year 6	Year 7	Year 8	Year 9	
Very Low	Deed Restricted Non-deed restricted	262									262
Low	Deed Restricted Non-deed restricted	180				1					179
Moderate	Deed Restricted Non-deed restricted	205	4								63
Above Moderate		393	122	134	40	63	37	34	21	23	474
Total RHNA by COG. Enter allocation number:		1,040	122	276	40	63	38	34	21	23	617
Total Units ►►►►►											423
Remaining Need for RHNA Period ►►►►►											

**** Extremely Low Income allocation contains half (131 units) of the City's Very Low Income allocation of 262 units.**

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Table C

Program Implementation Status

Housing Programs Progress Report - Government Code Section 65583. Describe progress of all programs including local efforts to remove governmental constraints to the maintenance, improvement, and development of housing as identified in the housing element.			
Program Description (By Housing Element Program Names)	Objective	Timeframe in H.E.	Status of Program Implementation
Housing Rehabilitation Program	Provide rehabilitation assistance to ensure maintenance of the older housing stock.	Implemented Fall: The City used reallocated funds from previous years, with individual grant awards of \$4,700 per homeowner.	The City awarded three (3) grants in 2012.
Code Enforcement	Bring substandard units into compliance with City codes.	On-going.	Code Enforcement Officers make code violators aware of the City's Housing Rehabilitation Program if they are unable to financially bring their homes up to compliance. During calendar year 2012, Code Enforcement had a total of 1,033 code enforcement complaints (Residential = 921 and Commercial = 112). A total of 245 "open cases" carried over from 2011 and a total of 842 new enforcement complaints turned into "open cases" during 2012. A total of 765 open cases were corrected (closed).
Mobilehome Park Program	Preserve the City's mobilehome parks.	On-going.	To date, all 633 of the City's mobilehome park units have been maintained. On June 24, 2008, Code compliance and inspections were turned over from the City to the State of California.
Development Fees	Encourage new residential construction and residential rehabilitation in the Los Serranos and Sleepy Hollow areas.	Accomplished December 2004.	On-going as the City continues to encourage new residential construction and residential rehabilitation in the Los Serranos and Sleepy Hollow areas.
Section 8 Rental Assistance Program/housing Vouchers	Extend rental subsidies to lower income families and elderly.	Program On-going.	There are currently two (2) Chino Hills households receiving Section 8 rental assistance.
Conservation of Existing and Future Affordable Units	Provide for continued affordability of the City's lower income housing stock.	On-going.	On-going.
Comprehensive review of the Land Use Element of the General Plan	Make modifications as appropriate to provide affordable housing opportunities, including mixed-use projects.	Completed May 2004	The City initiated the rezoning of an approximately 50 acre site on Peyton Drive (The Shoppes at Chino Hills) to mixed use, with retail, office and high density housing in August 2005.

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Comprehensive review of the Land Use Element of the General Plan for the 2006-2014 planning period.

Development Code.	Explore opportunities for preserving and expanding supply of land for high density and senior housing.	Amend General Plan Land Use and Zoning Maps to designate Tres Hermanos "X" site as Mixed Use that will allow a mixture of residential units with special affordability provisions by June 2013.	The City is still pursuing this.
First Time Homebuyer Program	Explore options for developing (or participating in) a first time homebuyer assistance program for low and moderate income households.	On-going.	Chapter 16.10 of the Development Code was amended in December 1998 to prohibit single family development in the medium and high density residential zones. This amendment was undertaken to protect the City's multifamily sites from growing trend by developers to construct single family homes on medium and high density zoned properties. The Neighborhood Commercial and Community Commercial zones have been amended to allow senior assisted living facilities pursuant to a Conditional Use Permit.
Inclusionary Zoning	Explore options for developing an inclusionary zoning policy that would require developers to provide or contribute to affordable housing.	Affordable Housing In-Lieu Fee Program adopted March 2006.	In January 2008, the City partnered with Pomona Valley Habitat for Humanity, a California non-profit corporation to build affordable housing for first time homebuyers. With the City's assistance, Habitat has completed construction of a sweat-equity home in the City located at 4616 Fairway Boulevard. The house was completed in July 2010 and sold to a family at an affordable housing cost; person or family's income which does not exceed eighty percent (80%) of the San Bernardino County area median income, adjusted to family size. The house is restricted to an affordable housing cost for a period of not less than forty-five (45) years.
Housing Coordinator	Facilitate developer interest in providing affordable housing.	Established July 1, 2004.	Since the Affordable Housing In-Lieu Fee Program was adopted in March 2006, the City has collected \$354,237 (includes interest). As part of the City's partnership with Pomona Valley Habitat for Humanity, the City conveyed the property of 4616 Fairway Boulevard to Habitat free of charge, and a total of \$152,817.11 of the Affordable Housing In-Lieu funds were authorized to be available to assist Habitat with the entitlements and post-entitlement processing of the project. Both the Community Development Department and Community Services Department act on behalf of the City as the Housing Coordinator.

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Market Affordable Housing Projects	Actively pursuing specific affordable housing projects by marketing the available sites to high quality, well-known, and established developers.	On-going.	The marketing for the Shoppes Residential is ongoing. Marketing for the Treas Hermans site will be initiated following the expected adoption of the updated General Plan. Resources for contacting housing developers to include those sources listed on HCD's site: http://www.hcd.ca.gov/hpd/hrc/tech/presrv/hpd00-01.xls
Senior Housing Ordinance	Establish development standards that will be conducive to development of affordable senior housing.	On-going.	On-going.
Worker Housing	Explore options for developing policies that would allow for on-site worker housing to be established in areas devoted to ranches, equestrian uses, and rural agricultural facilities.	Study On-going.	The City currently allows "Caretaker's Residence" (Worker Housing), which is a dwelling unit accessory to the principal use on a site that is intended for occupancy by a caretaker, security guard, worker, or similar person generally requiring residence on the site.
Multifamily Revenue Bond Financing	Offer low interest financing to developers of affordable housing.	On-going.	On-going. The City offers Multifamily Revenue Bond Financing to multifamily housing developers as part of the preapplication process.
Density Bonus Ordinance	Provide affordable units as part of market-rate projects.	Adopted 2001.	The City adopted multifamily bond resolutions in support of both the Strathaven Assisted Living Facility (February 2000) and Oakmont Senior Assisted Living Facility (July 2002).
			In August 2004, Pomona Rincon Townhomes was entitled for the development of 70 town home units after a 25 percent density bonus on a 4.73-acre project site located on the east side of Pomona Rincon Road and at the terminus of Fairway Boulevard, adjacent to the west side of the 71 Chino Valley Freeway.
Expedite Project Review	Provide fast-track permit processing for projects with an affordable component.	On-going.	City staff (CORE Group) has updated the City's Land Development Review Process (LDRP) so that it provides fast-track entitlement processing with the emphasis on the first 30 days of a formal application submittal.
Reasonable Accommodation Procedures	Promote implementation of State standards for the provision of disabled accessible units in all developments.	On-going.	The Development Code was amended to add Chapter 16.47 Reasonable Accommodations in Housing Development for Disabled or Handicapped Individuals by City Council on September 23, 2008. The procedures have been implemented as disabled residents can now apply for it.

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Services for the Elderly	Increase awareness of services available to senior households.	On-going.	The City continues to promote existing services that are available to senior households such as: -Seniors Assisted by Visiting Volunteers and Youth (SAVVY) program, which is to improve the quality of life, health, nutrition and safety of homebound and senior residents of Chino Hills by utilizing adult and youth Volunteers. SAVVY is advertised on the City's website (http://www.chinohills.org/index.asp?nid=292). -The "Caring for the Hills" program, which is a nonprofit organization that has partnered with "Meals on Wheels" and provides hot lunches to over 19 seniors a day in Chino Hills. -During FY2011-2012, the City gave \$5,000 to the Oldtimers Foundation to provide nutritious meals to seniors in Chino Hills that fall within the low to moderate income bracket. The money used is from the CDBG fund. The City has future plans to provide additional advertising of these programs in the City's Recreation Brochure as well as on the City's website.
Support Services for the Homeless	Provide support services for the homeless.	On-going.	On-going. In FY 2011-2012, \$5,000 of the CDBG funds were allocated for use at the House of Ruth, which is a national service that works with local shelters to provide housing and support services to homeless women and children.
Barrier-free Housing	Promote implementation of state standards for the provision of disabled accessible units in new developments.	On-going.	On-going. Construction of curb, gutter, sidewalk and handicap ramps on Descanso Avenue from Pipeline to Sierra Vista Drive completed April 2002, cost \$196,309.68.
Child Care Services	Provide additional child care services.	On-going.	In FY 2011-12, the following child care services were provided: -Tiny Tot Program, which provided child care services to 665 participants during nine (9) sessions throughout the year at the Founders Recreation Center and at the Mystic Canyon Community Building; -Summer Day Camp, which provided child care services to 320 participants; and -Spring Day Camp, which provided child care services to 21 participants during one (1) week in April.
Fair Housing	Further fair housing practices in the community.	Currently has allocated \$16,000 to Inland Fair Housing and Mediation Board (IFHMB) for fair housing mediation.	The Inland Fair Housing and Mediation Board received federal grant money to institute and operate debt and foreclosure counseling, which is now advertised on the City's website (http://www.chinohills.org/index.asp?nid=809). The Inland Fair Housing and Mediation Board provides education, outreach, enforcement, information, counseling, mediation, and investigation and referral services.

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General Comments: